

**Village of North Hudson  
Regular Board of Trustees Meeting  
Tuesday, March 5, 2019 @ 7:00 P.M.  
Village Hall, 400 7<sup>th</sup> Street North  
Hudson, WI 54016**

**Minutes**

**Call to order; Invocation; roll call**

President Stan Wekkin called the meeting to order at 7:00 p.m. Invocation read by Wekkin. Answering the call were Trustees Leaf, Matz, Nelson, Pike, and Zais. A quorum was present and the meeting had been duly noticed. Also in attendance were the Police Chief, Mark Richert; Village Attorney, Paul Mahler; Village Engineer, Kevin Oium; Public Works Director, Patrick Moos; Village Administrator/Clerk, Melissa Luedke and Deputy Clerk/Treasurer, Jessica Lehman.

**Approval of the minutes: Regular Board Meeting of February 5, 2019**

**Motion (Pike/Leaf) to approve the Regular Board minutes of February 5, 2019. Motion carried.**

**Comments from the floor**

No comments.

**Reschedule April Village Board Meeting Due to Spring Election**

**Motion (Pike/Leaf) to reschedule the April 2, 2019 Finance and Village Board meetings to Tuesday, March 26, 2019 due to the Spring Election. Motion carried.**

**New Business from the Board or Staff**

*President's Remarks:* Wekkin thanked the village staff, including Public Works, Administration, and the Police Department, for the work that they do. Wekkin urged residents to be patient with snow removal and street maintenance as we have not had this much snow in quite a few years. The Public Works department has three employees. In addition to street/snow maintenance, the department has been transferring snow located at intersections to parks, to help with visibility. Wekkin welcomed Officer Peter Erickson to the Police Department. Officer Erickson has completed his training and is patrolling. Wekkin stated that he is happy to have the Police Department at full staff again. In conclusion, Wekkin reminded people to set their clocks ahead this weekend and to have a fun, safe, St. Patrick's Day.

*Administrator/Clerk's Remarks:* Luedke stated the Spring Election is on Tuesday, April 2, 2019. Polls open at 7:00 am and close at 8:00 pm. In-person absentee voting begins on Monday, March 18, 2019 and will end on Friday, March 29, 2019.

**Plan Commission**

*Chair update:* Miser was present and stated that the Plan Commission met and there are three (3) items to bring forward.

*Application from Heart Stone, LLC to Create a 4 lot Extraterritorial CSM in the Town of St. Joseph:* **Motion (Pike/Nelson) to approve the application for a four (4) lot extraterritorial CSM from Heart Stone, LLC located in the Town of St. Joseph, PIN 030-1029-10-000, 030-1026-60-000, and 030-1026-70-000, with the following conditions:**

1. Comments from the Town of St. Joseph and the St. Croix County Planning and Zoning Department be addressed prior to signature of the final CSM.
2. Developer must provide for a Village of North Hudson certificate on the second page of the CSM for the Village President and Village Administrator/Clerk to sign.
3. Provide a copy of the final recorded CSM to the Village.

**Motion carried.**

*Adoption of Ordinance 01-2019, Amending Chapter 98, Zoning, Section 98-33(d), General commercial district (C-3):* **Motion (Pike/Leaf) to adopt Ordinance 01-2019, Amending Chapter 98, Zoning, Section 98-33(d), General commercial district (C-3), Conditional uses, including but not limited to, adding language related to storage facilities existing before July 1, 1990 in the general commercial district, as written in Ordinance No. 01-2019. Motion passed on a roll call vote of 6-0. Leaf-yes, Matz-yes, Wekkin-yes, Pike-yes, Nelson-yes, Zais-yes.**

*Conditional Use Permit Application of Paul Gerrard-Gerrard Development LLC, to construct 27 additional self-storage units at 800 North End Rd N.:* **Motion (Pike/Leaf) to approve the Conditional Use Permit Application of Paul Gerrard-Gerrard Development LLC, to construct 27 additional self-storage units at 800 North End Rd N, PIN 161-1063-30-000, with the following conditions:**

1. All operations shall comply with federal and state regulations, local ordinances, and state fire and NFPA codes.
2. Access must meet the turning radius as required by the Fire Chief.
3. A sign permit shall be issued by the Building Inspector prior to any sign being installed. Signs shall be in conformance with Section 98-102 Signs of the Municipal Code.
4. Property is to be kept clean with no outside storage.
5. All conditions as stated in the February 12, 2019 Memo from the Village Engineer including:
  - a) All new units shall meet the required setbacks with the C-3 Zoning district.
  - b) According to Municipal Code, the maximum amount of impervious area shall not exceed 75 percent of the total lot area.
  - c) Stormwater management is being handled by the Abbey Development pond that lies to the north for runoff rate control and water quality requirements.
  - d) Any future fencing will require a permit from the building inspector and shall not exceed eight feet in height.
  - e) Any lighting on the buildings shall have down-lit, cut-off (horizontal) lighting fixtures.
  - f) Provide an erosion control plan.
  - g) All applicable local and state permits shall be obtained prior to commencing construction.

**Motion passed on a roll call vote of 6-0. Zais-yes, Nelson-yes, Pike-yes, Wekkin-yes, Matz-yes, Leaf-yes.**

### **Personnel and Finance Committee recommendations**

*Claims - Review and recommendation:* **Motion (Pike/Leaf) to approve the December 2018 non-recurring claims of \$4,253.65 and March 2019 non-recurring claims of \$41,129.30. Motion passed on a roll call vote of 6-0. Leaf-yes, Matz-yes, Wekkin-yes, Pike-yes, Nelson-yes, Zais-yes.**

**2019-2020 WPPA Union Contract: Motion (Zais/Leaf) to approve the 2019-2020 WPPA Union Contract. Motion passed on a roll call vote of 6-0. Zais-yes, Nelson-yes, Pike-yes, Wekkin-yes, Matz-yes, Leaf-yes.**

### **Public Works Committee**

*Chair update:* Pike stated that Public Works did meet and there is one (1) item to bring forward. Pike added that there is a snowplow priority map available online on the Village website. In regards to the STH 35 project, sidewalks along STH 35 are likely be replaced rather than repaired due to cost. Oium added that information will be available at the March 19, 2019 Public Works meeting and residents along 6<sup>th</sup> Street N. were sent a letter inviting them to attend the meeting. Lastly, Kwik-Trip will begin building after July 4, 2019.

***Storm water maintenance agreement with Kwik Trip: Motion (Pike/Nelson) to approve the storm water maintenance agreement and allow Kwik Trip to perform the semi-annual inspection and maintenance of the storm water system associated with their property and provide the village with the resulting reports.*** Mahler recommended that the Village record this with the County at the Register of Deeds. If the property was sold, this agreement will be documented in the chain of title. Pike stated these inspections will be done twice a year and the Village will receive those reports. **Motion passed on a roll call vote of 6-0. Leaf-yes, Matz-yes, Wekkin-yes, Pike-yes, Nelson-yes, Zais-yes.**

### **Public Safety Committee**

*Chair update:* Public Safety did meet and there are two (2) items to bring forward.

***Purchase of a 2020 Ford Police Interceptor SUV: Motion (Zais/Leaf) to approve the purchase of a 2020 Ford Interceptor SUV from Hudson Ford and the purchase, installation and removal of equipment to outfit the squads in an amount not to exceed \$41,000.00, with \$25,000.00 coming from the Police Department Vehicle Assigned Fund and the remainder from the Unassigned Fund in 2019. Motion passed on a roll call vote of 6-0. Zais-yes, Nelson-yes, Pike-yes, Wekkin-yes, Matz-yes, Leaf-yes.***

***Sale or Trade-in of the 2010 Ford Police Interceptor: Motion (Zais/Leaf) to approve the sale or trade-in of the 2010 Ford Police Interceptor. Motion passed on a roll call vote of 6-0. Leaf-yes, Matz-yes, Wekkin-yes, Pike-yes, Nelson-yes, Zais-yes.***

### **Public Welfare**

*Chair update:* Public Welfare did not meet.

### **Park Board**

*Chair update:* Park Board did not meet.

### **Convene into Closed Session**

**Motion (Pike/Leaf) to convene into closed session pursuant to §19.85(1)(g) for the purpose of conferring with legal counsel for the Village of North Hudson who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, regarding 420 Monroe Street N. and to convene into closed session pursuant to §19.85(1)(e) to deliberate or negotiate the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, with respect to water**

**and sewer ad hoc committee updates and possibly combining all water and sewer system components with the City of Hudson.**

**Motion carried. The Board convened into closed session at 7:34pm.**

**Reconvene into Open Session**

**Motion (Zais/Pike) to reconvene into open session. Motion carried.**

**The Board reconvened into open session at 8:29 pm.**

**Discussion and possible action based on closed session-420 Monroe Street N: No action or further discussion.**

**Discussion and possible action based on closed session with respect to water and sewer ad hoc committee updates and possibly combining all water and sewer system components with the City of Hudson: No action or further discussion.**

**Adjournment**

Wekkin declared the meeting adjourned at 8:29 p.m.

Respectfully submitted by,

Jessica Lehman  
Deputy Clerk/Treasurer